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July 25, 2007

VIA HAND DELIVERY

CITY OF LAS VEGAS
PLANNING & DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, Nevada 89101

***Re: Revised Justification Letter
Special Use Permit for on-sale beer/wine/cooler in conjunction
with service of food & distance waiver.
APN: 125-17-712-004***

To Whom It May Concern:

Please be advised, this office represents the applicant in the above referenced application (the "Applicant"). It is the Applicant's intent to sell beer and wine in conjunction with food at their pizza restaurant. The proposed restaurant will be located along "main street" within the Village of Centennial Springs commercial center which is located on the southwest corner of Tule Springs Road and Farm Road. The commercial center is located on property zoned SX-TC. This proposed use will also require a waiver of the 400 foot separation requirement from a child care facility and church.

The Applicant held a neighborhood meeting on July 10, 2007 at the office building located within the shopping center. The neighborhood meeting complied with the notification requirements for a waiver in Town Center. See Town Center Development Standards Manual, page 2, Section A.4.c. Approximately five neighbors attended and spoke in support of brining additional restaurants to the area. Furthermore, the neighbors expressed no opposition to the service of beer and wine in conjunction with food.

The location of the proposed restaurant on "main street" is located 372 feet away from the property line of the child care facility and 571 feet away from the property line of the church. When measured door to door, the distance is increased to 575 feet (child care) and 804 feet (church). Based upon the location of the proposed restaurant, the Applicant believes there is sufficient distance between the other uses. Additionally, the service of beer/wine/cooler within the restaurant can only be served in conjunction with food. Furthermore, the child care facility



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and church are located across Tule Springs Road which is an 80 foot right-of-way. This further provides a substantial buffer between the uses.

The size of the restaurant will be approximately 2,600 square feet and will have approximately 79 seats for dining. There will also be an outdoor dining area. This restaurant will not be open 24 hours per day.

Since the proposed restaurant will be located within a larger commercial shopping center and because of the buffer between the restaurant and the child care facility and church, the waiver and special use permit are appropriate.

Please do not hesitate to contact me with any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Jennifer Lazovich

JJL/dmf

Encl.

Cc: Rick McCarty